

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 22**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, ADOPTING
BY REFERENCE SECTIONS IN TITLE 3, MECHANICAL AND PLUMBING CODES
OF THE SPOKANE COUNTY CODE AS THE INTERIM MECHANICAL AND
PLUMBING CODES OF THE CITY.**

WHEREAS, the City of Liberty Lake will incorporate on August 31, 2001; and

WHEREAS, the City of Liberty Lake needs to have enforceable mechanical and plumbing codes in effect on the date of incorporation; and

WHEREAS, the City intends to embark on a comprehensive planning process including revisiting adopted interim codes after the date of incorporation when additional building and planning staff are available to the City;

NOW, THEREFORE, the City Council of the City of Liberty Lake, Washington, do ordain as follows:

Section 1. Authority to Adopt Interim Mechanical and Plumbing Codes. Pursuant to RCW 35.21.180, 35A.11.020, 35A.21.160 and RCW 19.27.031, the City adopts by reference Sections 3.01, 3.02, 3.04 and 3.06 of the Spokane County Code (Exhibit A, hereto) as presently constituted or hereinafter amended, as the Interim Mechanical and Plumbing Code. Exhibit A is hereby incorporated by reference as if fully set forth herein.

Section 2. Adoption of Administrative Rules. Pursuant to Chapter 3.02 of the attached Title 3, there are hereby adopted by reference any and all implementing administrative rules and enforcement remedies now in effect regarding the mechanical and plumbing codes that have been adopted either pursuant to Spokane County Code Chapter 3.02, Organization and Enforcement, or elsewhere in the Spokane County Code except that, unless the context requires otherwise, any reference to the "County" or to "Spokane County" shall refer to the City of Liberty Lake, and any reference to County staff shall refer to the City Mayor or designee.

Section 3. Adoption of Certain Other Laws. To the extent that any provision of the Spokane County Code, or any other law, rule or regulation referenced in the attached Mechanical and Plumbing Codes, is necessary or convenient to establish the validity, enforceability or interpretation of the Mechanical or Plumbing Codes, then such provision of the Spokane County Code, or other law, rule or regulation is hereby adopted by reference.

Section 4. Reference to Hearing Bodies. To the extent that the attached Mechanical and Plumbing Codes refer to planning commissions, board of appeals, hearing examiner, or any other similar body, the City Council shall serve in all such roles, but retains the right to establish

any one or more of such bodies, at any time and without regard to whether any quasi-judicial or other matter is then pending.

Section 5. Uniform Code - - Copies on File. The City Clerk is to maintain one copy on file of the code adopted by this ordinance.

Section 6. Liability. The express intent of the City of Liberty Lake is that the responsibility for compliance with the provisions of this ordinance shall rest with the permit applicant and their agents. This ordinance and its provisions are adopted with the express intent to protect the health, safety, and welfare of the general public and are not intended to protect any particular class of individuals or organizations.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary, and on the date of incorporation.

PASSED by the City Council this 10 day of July 2001.



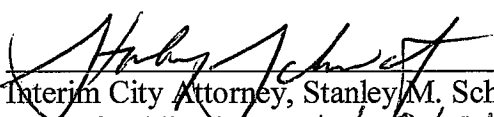
Mayor, Steve Peterson

ATTEST:



Interim City Clerk, Arlene Fisher

APPROVED AS TO FORM:



Interim City Attorney, Stanley M. Schwartz

Date of Publication: 7/18/01

Effective Date: Date of Incorporation

City of Liberty Lake
P.O. Box 370
Liberty Lake, WA 99019
(509) 755-6702

**NOTICE OF ORDINANCE PASSED
BY LIBERTY LAKE CITY COUNCIL**

The following is the title and summary of Ordinance No. 22 passed by the City of Liberty Lake City Council on the 10th day of July, 2001.

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE,
WASHINGTON, ADOPTING BY REFERENCE SECTIONS
IN TITLE 3, MECHANICAL AND PLUMBING CODES OF
THE SPOKANE COUNTY CODE AS THE INTERIM
MECHANICAL AND PLUMBING CODES OF THE CITY.**

The introductory paragraphs state the necessity of a mechanical and plumbing code and that this ordinance will be revisited after the date of incorporation.

Section 1 of the Ordinance establishes the authority of the City to adopt interim mechanical and plumbing codes including by reference Sections 3.01, 3.02, 3.04 and 3.06 of the Spokane County Code.

Section 2 provides for adoption of administrative rules.

Section 3 provides for adoption of certain other laws referenced in the attached mechanical and plumbing codes.

Section 4 establishes that the city council shall serve as hearing bodies referred to in the attached mechanical and plumbing codes.

Section 5 provides that a copy of the mechanical and plumbing codes will be maintained by the city clerk.

Section 6 establishes that responsibility for compliance with the code rests with the permit applicant and its agents.

Section 7 establishes a severability clause in the event some portion of the Ordinance is held invalid.

Section 8 states this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary, and on the date of incorporation.

The full text of the Ordinance is available at the Interim City of Liberty Lake City offices as identified above. A copy will be mailed out upon request.


Arlene Fisher

Interim City Clerk

Published: 7/10/01

EXHIBIT A

Title 3 BUILDINGS AND STRUCTURES*Chapter 3.02 ORGANIZATION AND ENFORCEMENT

3.02.010 Creation of enforcement agency.

Pursuant to Section 104.1 of the Uniform Building Code, the director of the county division of building and planning is designated as the building official for the county and is authorized to enforce the provisions of this title.

Recognizing the authority and responsibility vested in the building official per Section 106.4 of the Uniform Building Code, he is authorized to promulgate such rules, policies and/or procedures as he deems necessary to carry out the intent of this title and to provide for the efficient operation of the permit process as administered by the division of building and planning. In so doing, the building official may, from time to time, and notwithstanding other penalty provisions of this title:

- (a) Record with the county auditor's office notices of building permit activity regarding a specific site which after reasonable efforts in working with a property owner is not brought into conformance with the provisions of this title, or notices and orders as called for under the Dangerous Buildings Code.
- (b) Call upon the county sheriff to assist in the enforcement of this title. The sheriff or his designee is authorized to issue criminal citations for violations of this title when requested by the building official. (Res. 96-0744 Attachment A (part), 1996; Res. 92-1518 (part), 1992; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.02 ORGANIZATION AND ENFORCEMENT

3.02.020 Division of building and planning--Code enforcement division hearings--General.

Section 105, Board of Appeals, of the Uniform Building Code and all references to board of appeals contained within Section 110 of the UMC and Section 103.1.4 of the UFC and/or other codes and/or ordinances adopted by this title shall be amended to read as follows:

a. **Construction Review Board -- Purpose.** In order to hear and decide appeals of orders, decisions or determinations made by the review officer relative to the application and interpretation of the codes adopted by this Title, there shall be and is hereby created a Construction Review Board; hereinafter referred to as "the Board," consisting of members as identified in subsection (b) below, who are not employees of the jurisdiction, and who are appointed in accordance with subsection (c) below. The Board shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Board be empowered to waive requirements of this code. The Board may advise the city and county Building Officials on such matters as they may bring before the Board.

b. **Members.** The Construction Review Board shall have six (6) members consisting of two (2) registered design professionals (architect or engineer) and four (4) representatives of the construction industry. The city Building Official and the county Building Official shall act as ex officio non-voting members.

The members shall elect a Chairman annually. The Chairman will be a non-voting member, except in the event of a tie.

c. **Construction Review Board Appointment.** The Mayor of the City of Spokane, subject to concurrence of the City Council, and the Board of County Commissioners shall each appoint one (1) registered design professional and two (2) representatives of the construction industry as members of the Board. All appointments shall be made from residents of Spokane County who are qualified by training and experience with expertise in building and associated codes. Members are appointed to staggered three-year terms. No persons shall serve two (2) consecutive terms, but may be reappointed after a three-year period. Vacancies are filled by appointment for the remainder of the term. Members who are appointed to a term which has less than two (2) years remaining may be reappointed for another full term.

d. **Initial Appointments.** The Board of County Commissioners shall appoint their initial members for the following terms: design professional -- three (3) years; first industry representative -- two (2) years; second industry representative -- one (1) year. The City Council shall appoint their initial members for the following terms: first industry representative -- three (3) years; second industry representative -- two (2) years, design professional -- one (1) year.

e. **Construction Review Board Meetings.** The Board shall hold meetings at the request of the city or county Building Official. All such appeals shall be on forms prescribed by the Board. Board members and appellants shall be notified of the meeting date seven (7) days in advance. The Board shall not meet more than twice monthly. A quorum is four (4). Upon receipt of any appeal, the Board shall hold a meeting giving notice as set forth herein. All hearings before the Board shall be informal. Appellants shall cause to be made at their own expense any tests or research required by the Board to substantiate their claims. The Board shall enter written findings of fact and decision. All meetings shall be held in accordance with the Open Meetings Act, Chapter 42.30 RCW.

f. **Construction Review Board Decisions Final.** Decisions of the Board are final and conclusive unless within ten (10) days from the date of the signing of the findings concerning decisions, the appellants or a party having standing makes application to a court of competent jurisdiction for a Writ of Certiorari.

g. **Construction Review Board Rules and Regulations.** The Board is authorized and directed to adopt rules and regulations for the conduct of its business.

h. **Administrative Review.** For the purpose of this ordinance, the city and county Building Officials shall be the Administrative Review officer.

The city Building Official shall review appeals of decisions made by the county Building Official, and the county Building Official shall review appeals of decisions made by the city Building Official. Such appeals shall only pertain to decisions made regarding building or construction related codes which have been adopted or are being enforced by either jurisdiction. The appeal shall be made to the Reviewing Official in writing within 10 calendar days of the written decision of the Building Official. The Reviewing Official may obtain such information from the parties as is necessary to render a decision. Any decision of the Reviewing Official may be appealed in writing to the Board within ten (10) days of the signing of the findings and decision, or said decision will become final.

i. **Compensation/Reimbursement of Board Members.** In an effort to keep the Board informed on code related matters, the Building Official may, from time to time, authorize the expenditure of funds to compensate/reimburse Board members or code books, meals, travel expenses, registration fees, and other reasonable costs which

might be incurred in conducting the business of the board, attending Board meetings, conferences, or educational seminars.

(Res. 96-0744 Attachment A (part), 1996: Res. 92-1518 (part), 1992: Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.02 ORGANIZATION AND ENFORCEMENT

3.02.030 Violation--Penalty.

The violation of any of the provisions of this title, the codes adopted herein, or the conditions of approval on a permit shall be a misdemeanor and shall be punishable, upon conviction, by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or by both such fine and imprisonment. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*Chapter 3.01 PURPOSE AND COMPOSITION

3.01.030 Adoption of the state building code.

Those codes as set forth in RCW 19.27 and 19.27A and as modified by Chapters 51-11, 51-13, 51-16-030, 51-19, 51-30, 51-22, 51-34, 51-25, 51-26, and 51-27 WAC, or their successor pursuant to 19.27.074 RCW, and this title are adopted as the minimum regulations of the county governing buildings and structures, and shall have the same force and effect as if fully set forth herein. Use of the word "minimum" throughout this title and the codes adopted herein is not intended to imply that additional requirements may be applied absent approved standards or regulations requiring such. These codes include:

- (a) The Uniform Building Code and the Uniform Building Code Standards as published by the International Conference of Building Officials; hereinafter referred to as the Uniform Building Code (UBC) and/or the Uniform Building Code Standards (UBC Standards).
- (b) The Uniform Mechanical Code including Chapter 13, Fuel Gas Piping, Appendix B, as published by the International Conference of Building Officials; hereinafter referred to as the Uniform Mechanical Code (UMC).
- (c) The Uniform Fire Code and the Uniform Fire Code Standards as published by the International Fire Code Institute; hereinafter referred to as the Uniform Fire Code (UFC) and the Uniform Fire Code Standards (UFC Standards).
- (d) 1991 Edition of the Uniform Plumbing Code and Uniform Plumbing Code Standards as published by the International Association of Plumbing and Mechanical Officials; hereinafter referred to as the Uniform Plumbing Code (UPC).
- (e) The most current edition of the Washington State Energy Code and most current edition of the Ventilation and Indoor Air Quality Code promulgated by the State Building Code Council according to statute, hereinafter referred to as the WSEC and VIAQC, respectively. (Res. 96-0744 Attachment A (part), 1996: Res. 92-1518 (part), 1992: Ord. 91-0997, 1991; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.010 Appendices.

Pursuant to Section 103 of the UMC, Chapter 13 of Appendix B is adopted and made a part of this title.
(Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.020 Mechanical permit and inspection requirements.

(a) Fees. Fees for mechanical permits shall be as specified in Section 3.08.030 of this title.

(b) Permits. Permits for mechanical installations in projects which also require building permits shall not be issued prior to issuance of the building permit. The building official may develop procedures other than those specified in Section 112 and 113 of the UMC to facilitate the issuance of permits.

(c) Reinspections. The reference to Table 11-A in Section 116.6.3 of the UMC is deleted and in lieu thereof the provisions of Section 3.08.060(g)(2) of this title shall be applied. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.030 Type of venting systems required.

The type of venting system required for appliances shall be as specified in Section 802 of the UMC.
(Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.040 Solid fuel burning appliances.

(a) Wood Stoves. The required clearances for wood stoves shall be as specified in the UMC. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.050 Licensing requirements.

(a) General. In addition to the licensing requirements of the state of Washington, anyone performing gas fitting work, installation of gas piping, venting, gas-fired appliances or repairing gas-fired appliances is required to have in their possession a current gas fitters license as issued by the city of Spokane applicable to the scope of work being performed.

(b) Authority to Verify. The building official may request that individual(s) performing gas fitting work provide evidence of a current license. When valid license cannot be produced the work may be stopped until such time as a licensed gas fitter can be verified. Further, any work performed by individuals not possessing a valid license may be required to be dismantled or otherwise corrected by licensed individuals. (Res. 96-0744 Attachment A (part), 1996; Res. 92-1518 (part), 1992)

Title 3 BUILDINGS AND STRUCTURES*Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.060 Recognized standards.

Where no applicable standards or requirements are set forth in the Uniform Mechanical Code as adopted by this title or contained within other applicable laws, codes, regulations or bylaws, compliance with applicable standards of the Standard for Installation of Gas Appliances and Gas Pipe, Gas Conversion Burners, and Equipment in excess of four hundred thousand BTUs or other nationally recognized standards as are approved by the building official shall be deemed prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the power of the building official to determine compliance with codes or standards for those activities or installations within the building official's jurisdiction or responsibility. (Res. 96-0744 Attachment A (part), 1996: Res. 92-1518 (part), 1992)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.06 UNIFORM PLUMBING CODE

3.06.010 General.

Pursuant to the Revised Code of Washington Section 19.27.030(4), Chapter 11 of the UPC is deleted.
(Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.06 UNIFORM PLUMBING CODE

3.06.020 Appendices.

Pursuant to Section 322(b) of the UPC, Appendices C and D are adopted and made a part of this title; Appendix C is to be used as a guide and Footnote 4 of Appendix C shall be changed to read:

Laundry Trays. One (1) laundry tray or one (1) automatic washer standpipe for each dwelling unit, or one (1) laundry tray or one (1) automatic washer standpipe, or combination thereof, for each ten (10) apartments.

In addition, the figure to be used in sizing drains in Appendix D shall be not less than two inches of rainfall/hour. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.06 UNIFORM PLUMBING CODE

3.06.030 Plumbing permit and inspection requirements.

(a) Fees. Fees for plumbing permits shall be as specified in Section 3.08.040 of this title.

(b) Permits. Permits for plumbing installations in projects requiring building permits shall not be issued prior to the building permit. The building official may develop procedures other than those specified in Section 20.6 and 20.7 of the UPC to facilitate the issuance of plumbing permits.

(c) Reinspections. Reinspection fees may be charged in accordance with the Uniform Building Code and Section 3.08.060(g)(2) of this title. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.06 UNIFORM PLUMBING CODE

3.06.040 Board of appeals.

A board of appeals shall be established pursuant to Section 3.02.020 of this title. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.01 PURPOSE AND COMPOSITION

3.01.010 Title.

The regulations contained within this title shall collectively be known as Title 3 of the Spokane County Code and may be referred to as "this title." (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*Chapter 3.01 PURPOSE AND COMPOSITION

3.01.030 Adoption of the state building code.

Those codes as set forth in RCW 19.27 and 19.27A and as modified by Chapters 51-11, 51-13, 51-16-030, 51-19, 51-30, 51-22, 51-34, 51-25, 51-26, and 51-27 WAC, or their successor pursuant to 19.27.074 RCW, and this title are adopted as the minimum regulations of the county governing buildings and structures, and shall have the same force and effect as if fully set forth herein. Use of the word "minimum" throughout this title and the codes adopted herein is not intended to imply that additional requirements may be applied absent approved standards or regulations requiring such. These codes include:

- (a) The Uniform Building Code and the Uniform Building Code Standards as published by the International Conference of Building Officials; hereinafter referred to as the Uniform Building Code (UBC) and/or the Uniform Building Code Standards (UBC Standards).
- (b) The Uniform Mechanical Code including Chapter 13, Fuel Gas Piping, Appendix B, as published by the International Conference of Building Officials; hereinafter referred to as the Uniform Mechanical Code (UMC).
- (c) The Uniform Fire Code and the Uniform Fire Code Standards as published by the International Fire Code Institute; hereinafter referred to as the Uniform Fire Code (UFC) and the Uniform Fire Code Standards (UFC Standards).
- (d) 1991 Edition of the Uniform Plumbing Code and Uniform Plumbing Code Standards as published by the International Association of Plumbing and Mechanical Officials; hereinafter referred to as the Uniform Plumbing Code (UPC).
- (e) The most current edition of the Washington State Energy Code and most current edition of the Ventilation and Indoor Air Quality Code promulgated by the State Building Code Council according to statute, hereinafter referred to as the WSEC and VIAQC, respectively. (Res. 96-0744 Attachment A (part), 1996: Res. 92-1518 (part), 1992: Ord. 91-0997, 1991; Res. 90-0415 Attachment A (part), 1990)

EXHIBIT A

Title 3 BUILDINGS AND STRUCTURES*Chapter 3.02 ORGANIZATION AND ENFORCEMENT

3.02.010 Creation of enforcement agency.

Pursuant to Section 104.1 of the Uniform Building Code, the director of the county division of building and planning is designated as the building official for the county and is authorized to enforce the provisions of this title.

Recognizing the authority and responsibility vested in the building official per Section 106.4 of the Uniform Building Code, he is authorized to promulgate such rules, policies and/or procedures as he deems necessary to ~~carry out~~ the intent of this title and to provide for the efficient operation of the permit process as administered by the division of building and planning. In so doing, the building official may, from time to time, and notwithstanding other penalty provisions of this title:

(a) Record with the county auditor's office notices of building permit activity regarding a specific site which after reasonable efforts in working with a property owner is not brought into conformance with the provisions of this title, or notices and orders as called for under the Dangerous Buildings Code.

(b) Call upon the county sheriff to assist in the enforcement of this title. The sheriff or his designee is authorized to issue criminal citations for violations of this title when requested by the building official. (Res. 96-0744 Attachment A (part), 1996; Res. 92-1518 (part), 1992; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.02 ORGANIZATION AND ENFORCEMENT

3.02.020 Division of building and planning--Code enforcement division hearings--General.

Section 105, Board of Appeals, of the Uniform Building Code and all references to board of appeals contained within Section 110 of the UMC and Section 103.1.4 of the UFC and/or other codes and/or ordinances adopted by this title shall be amended to read as follows:

a. Construction Review Board -- Purpose. In order to hear and decide appeals of orders, decisions or determinations made by the review officer relative to the application and interpretation of the codes adopted by this Title, there shall be and is hereby created a Construction Review Board; hereinafter referred to as "the Board," consisting of members as identified in subsection (b) below, who are not employees of the jurisdiction, and who are appointed in accordance with subsection (c) below. The Board shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Board be empowered to waive requirements of this code. The Board may advise the city and county Building Officials on such matters as they may bring before the Board.

b. Members. The Construction Review Board shall have six (6) members consisting of two (2) registered design professionals (architect or engineer) and four (4) representatives of the construction industry. The city Building Official and the county Building Official shall act as ex officio non-voting members.

The members shall elect a Chairman annually. The Chairman will be a non-voting member, except in the event of a tie.

c. Construction Review Board Appointment. The Mayor of the City of Spokane, subject to concurrence of the City Council, and the Board of County Commissioners shall each appoint one (1) registered design professional and two (2) representatives of the construction industry as members of the Board. All appointments shall be made from residents of Spokane County who are qualified by training and experience with expertise in building and associated codes. Members are appointed to staggered three-year terms. No persons shall serve two (2) consecutive terms, but may be reappointed after a three-year period. Vacancies are filled by appointment for the remainder of the term. Members who are appointed to a term which has less than two (2) years remaining may be reappointed for another full term.

d. Initial Appointments. The Board of County Commissioners shall appoint their initial members for the following terms: design professional -- three (3) years; first industry representative -- two (2) years; second industry representative -- one (1) year. The City Council shall appoint their initial members for the following terms: first industry representative -- three (3) years; second industry representative -- two (2) years, design professional -- one (1) year.

e. Construction Review Board Meetings. The Board shall hold meetings at the request of the city or county Building Official. All such appeals shall be on forms prescribed by the Board. Board members and appellants shall be notified of the meeting date seven (7) days in advance. The Board shall not meet more than twice monthly. A quorum is four (4). Upon receipt of any appeal, the Board shall hold a meeting giving notice as set forth herein. All hearings before the Board shall be informal. Appellants shall cause to be made at their own expense any tests or research required by the Board to substantiate their claims. The Board shall enter written findings of fact and decision. All meetings shall be held in accordance with the Open Meetings Act, Chapter 42.30 RCW.

f. Construction Review Board Decisions Final. Decisions of the Board are final and conclusive unless within ten (10) days from the date of the signing of the findings concerning decisions, the appellants or a party having standing makes application to a court of competent jurisdiction for a Writ of Certiorari.

g. Construction Review Board Rules and Regulations. The Board is authorized and directed to adopt rules and regulations for the conduct of its business.

h. Administrative Review. For the purpose of this ordinance, the city and county Building Officials shall be the Administrative Review officer.

The city Building Official shall review appeals of decisions made by the county Building Official, and the county Building Official shall review appeals of decisions made by the city Building Official. Such appeals shall only pertain to decisions made regarding building or construction related codes which have been adopted or are being enforced by either jurisdiction. The appeal shall be made to the Reviewing Official in writing within 10 calendar days of the written decision of the Building Official. The Reviewing Official may obtain such information from the parties as is necessary to render a decision. Any decision of the Reviewing Official may be appealed in writing to the Board within ten (10) days of the signing of the findings and decision, or said decision will become final.

i. Compensation/Reimbursement of Board Members. In an effort to keep the Board informed on code related matters, the Building Official may, from time to time, authorize the expenditure of funds to compensate/reimburse Board members or code books, meals, travel expenses, registration fees, and other reasonable costs which

might be incurred in conducting the business of the board, attending Board meetings, conferences, or educational seminars.

(Res. 96-0744 Attachment A (part), 1996: Res. 92-1518 (part), 1992: Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.02 ORGANIZATION AND ENFORCEMENT

3.02.030 Violation--Penalty.

The violation of any of the provisions of this title, the codes adopted herein, or the conditions of approval on a permit shall be a misdemeanor and shall be punishable, upon conviction, by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or by both such fine and imprisonment. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*Chapter 3.01 PURPOSE AND COMPOSITION

3.01.030 Adoption of the state building code.

Those codes as set forth in RCW 19.27 and 19.27A and as modified by Chapters 51-11, 51-13, 51-16-030, 51-19, 51-30, 51-22, 51-34, 51-25, 51-26, and 51-27 WAC, or their successor pursuant to 19.27.074 RCW, and this title are adopted as the minimum regulations of the county governing buildings and structures, and shall have the same force and effect as if fully set forth herein. Use of the word "minimum" throughout this title and the codes adopted herein is not intended to imply that additional requirements may be applied absent approved standards or regulations requiring such. These codes include:

(a) The Uniform Building Code and the Uniform Building Code Standards as published by the International Conference of Building Officials; hereinafter referred to as the Uniform Building Code (UBC) and/or the Uniform Building Code Standards (UBC Standards).

(b) The Uniform Mechanical Code including Chapter 13, Fuel Gas Piping, Appendix B, as published by the International Conference of Building Officials; hereinafter referred to as the Uniform Mechanical Code (UMC).

(c) The Uniform Fire Code and the Uniform Fire Code Standards as published by the International Fire Code Institute; hereinafter referred to as the Uniform Fire Code (UFC) and the Uniform Fire Code Standards (UFC Standards).

(d) 1991 Edition of the Uniform Plumbing Code and Uniform Plumbing Code Standards as published by the International Association of Plumbing and Mechanical Officials; hereinafter referred to as the Uniform Plumbing Code (UPC).

(e) The most current edition of the Washington State Energy Code and most current edition of the Ventilation and Indoor Air Quality Code promulgated by the State Building Code Council according to statute, hereinafter referred to as the WSEC and VIAQC, respectively. (Res. 96-0744 Attachment A (part), 1996; Res. 92-1518 (part), 1992; Ord. 91-0997, 1991; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.010 Appendices.

Pursuant to Section 103 of the UMC, Chapter 13 of Appendix B is adopted and made a part of this title.
(Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.020 Mechanical permit and inspection requirements.

- (a) Fees. Fees for mechanical permits shall be as specified in Section 3.08.030 of this title.
- (b) Permits. Permits for mechanical installations in projects which also require building permits shall not be issued prior to issuance of the building permit. The building official may develop procedures other than those specified in Section 112 and 113 of the UMC to facilitate the issuance of permits.
- (c) Reinspections. The reference to Table 11-A in Section 116.6.3 of the UMC is deleted and in lieu thereof the provisions of Section 3.08.060(g)(2) of this title shall be applied. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

Title 3 BUILDINGS AND STRUCTURES*

Chapter 3.04 UNIFORM MECHANICAL CODE

3.04.030 Type of venting systems required.

The type of venting system required for appliances shall be as specified in Section 802 of the UMC.
(Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

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3.04.040 Solid fuel burning appliances.

(a) Wood Stoves. The required clearances for wood stoves shall be as specified in the UMC. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

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3.04.050 Licensing requirements.

(a) General. In addition to the licensing requirements of the state of Washington, anyone performing gas fitting work, installation of gas piping, venting, gas-fired appliances or repairing gas-fired appliances is required to have in their possession a current gas fitters license as issued by the city of Spokane applicable to the scope of work being performed.

(b) Authority to Verify. The building official may request that individual(s) performing gas fitting work provide evidence of a current license. When valid license cannot be produced the work may be stopped until such time as a licensed gas fitter can be verified. Further, any work performed by individuals not possessing a valid license may be required to be dismantled or otherwise corrected by licensed individuals. (Res. 96-0744 Attachment A (part), 1996; Res. 92-1518 (part), 1992)

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3.04.060 Recognized standards.

Where no applicable standards or requirements are set forth in the Uniform Mechanical Code as adopted by this title or contained within other applicable laws, codes, regulations or bylaws, compliance with applicable standards of the Standard for Installation of Gas Appliances and Gas Pipe, Gas Conversion Burners, and Equipment in excess of four hundred thousand BTUs or other nationally recognized standards as are approved by the building official shall be deemed prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the power of the building official to determine compliance with codes or standards for those activities or installations within the building official's jurisdiction or responsibility. (Res. 96-0744 Attachment A (part), 1996: Res. 92-1518 (part), 1992)

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3.06.010 General.

Pursuant to the Revised Code of Washington Section 19.27.030(4), Chapter 11 of the UPC is deleted.
(Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

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3.06.020 Appendices.

Pursuant to Section 322(b) of the UPC, Appendices C and D are adopted and made a part of this title; Appendix C is to be used as a guide and Footnote 4 of Appendix C shall be changed to read:

Laundry Trays. One (1) laundry tray or one (1) automatic washer standpipe for each dwelling unit, or one (1) laundry tray or one (1) automatic washer standpipe, or combination thereof, for each ten (10) apartments.

In addition, the figure to be used in sizing drains in Appendix D shall be not less than two inches of rainfall/hour. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

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3.06.030 Plumbing permit and inspection requirements.

(a) Fees. Fees for plumbing permits shall be as specified in Section 3.08.040 of this title.

(b) Permits. Permits for plumbing installations in projects requiring building permits shall not be issued prior to the building permit. The building official may develop procedures other than those specified in Section 20.6 and 20.7 of the UPC to facilitate the issuance of plumbing permits.

(c) Reinspections. Reinspection fees may be charged in accordance with the Uniform Building Code and Section 3.08.060(g)(2) of this title. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)

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3.06.040 Board of appeals.

A board of appeals shall be established pursuant to Section 3.02.020 of this title. (Res. 96-0744 Attachment A (part), 1996; Res. 90-0415 Attachment A (part), 1990)